

84°38'22" 20.00 29.54 99.68' S00'05'00"W N43°50'11"E <u>13'02'39"</u> 20.00 4.55 297.22' N89°52'45"W N07*****52**'**19"W
 L6
 3.66'
 N00°07'15"E

 L7
 7.44'
 N00°05'00"E
 13°02'39" S08°02'19"W 88°34'01 S45°37'59"E 90°00'00" 44.00 69.12 L8 3.00' N89*55'00"W N44*55'00"W L9 332.00' S89'55'00"E 90°02'14" 69.00 108.43 N45*06'07"E L10 99.68' S00°05'00"W S45°07'15"W <u>45°06'20"</u> <u>20.00</u> <u>15.</u>74 L11 306.98' N89°52'45"W N22*25'55"W 45°04'05" 44.00 34.61 L12 | 124.48' | N00°05'00"E S22°27'02"E 90°00'00" 15.00 23.56 L13 31.39' S89'55'00"E N44**°**55'00"W 20°29'15" 20.00 7.15 L14 25.70' S89*55'00"E S79°50'23"W
 C15
 90°00'00"
 20.00
 31.42
 \$45°05'00"W
 28.28

 C16
 90°00'00"
 20.00
 31.42
 N44°55'00"W
 28.28

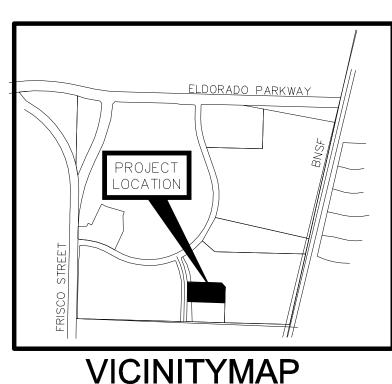
 C17
 90°02'14"
 45.00
 70.72
 N45°06'07"E
 63.66

 C18
 89°57'46"
 20.00
 31.40
 \$44°53'53"E
 28.28
 24.71' N89*29'17"E 53.90' S09'27'38"W 25.46' S00°04'59"W 20.90' N89*52'45"W
 L19
 4.67'
 N89°52'45"W

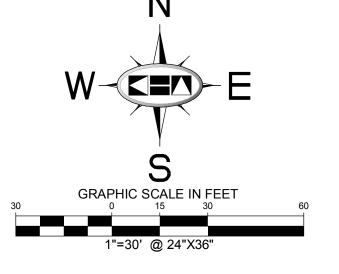
 L20
 17.48'
 S00°05'01"W

 L21
 10.00'
 S89°54'58"E

L22 14.80' N00°05'02"E



(NOT TO SCALE)



FLOOD STATEMENT: According to Community Panel No. 48085C0265 G, revised August 24, 2006 of the National Flood Insurance Program Map, Flood Insurance Rate Map of The City of Frisco, Collin County, Texas, Federal Emergency Management Agency, Federal Insurance Administration, portions of this property are within Zone X, which is not a Special Flood Hazard Area.

LEGEND IRF = IRON ROD FOUND IRFC = IRON ROD WITH CAP FOUND IRSC = IRON ROD WITH CAP SET WE = WATER EASEMENT DE = DRAINAGE EASEMENT SSE = SANITARY SEWER EASEMENT UE = UTILITY EASEMENT SWE = SIDEWALK EASEMENT DCEC = DENTON COUNTY ELECTRIC COOPERATIVE L.R.C.C.T. = LAND RECORDS OF COLLN COUNTY, TEXAS

M.R.C.C.T. = MAP RECORDS OF COLLIN COUNTY, TEXAS ROW = RIGHT-OF-WAY

1) All corners are 5/8" iron rods set with a plastic cap stamped "KHA" unless otherwise noted.

2) Selling a portion of this addition by metes and bounds is a violation of City ordinance and state law and is subject to fines and withholding of utilities and building permits.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City

Sinacola Commercial Properties, Ltd.

Michael Sinacola, President

STATE OF TEXAS COUNTY OF COLLIN

of Frisco, Texas.

WHEREAS Sinacola Commercial Properties, Ltd. . are the owners of a tract of land situated in

BEGINNING at a 1/2" iron rod found in the east right-of-way line of John W. Elliott Road (70'

THENCE with the north line of said Lot 6, South 89°55'00" East, a distance of 407.50 feet to a

South 00°05'00" West, a distance of 194.00 feet to a 5/8" iron rod found for the southeast

THENCE with the south line of said Lot 6, North 89°52'45" West, a distance of 450.00 feet to a

THENCE with said east right-of-way line of said John W. Elliott Road, the following courses and

North 00°05'00" East, a distance of 148.16 feet to a 5/8" iron rod found for the beginning of a tangent curve to the left having a central angle of 06°24'50", a radius of 835.00 feet and a

Northwesterly, with said curve, an arc distance of 93.47 feet to the POINT OF BEGINNING

Bearing system of this survey is based on a line oriented between City of Frisco monuments 1

and 7 found in the field, whose positions are published on the Texas State Plane Coordinate

System, North American Datum of 1983, North Central Zone 4202. The horizontal coordinates

THAT **Sinacola Commercial Properties**, **Ltd.**. acting herein by and through its duly authorized

officers. do hereby certify and adopt this plat designating the hereinabove described property as

Frisco, and do hereby dedicate to the public use forever, the streets and alleys shown thereon.

3. The easements and public use areas, as shown, are dedicated for the public use forever for

2. All public improvements and dedications shall be free and clear of all debt, liens, and/or

ELDORADO BUSINESS PARK USG ADDITION. BLOCK B. LOT 6R. an addition to the City of

THENCE with the east lines of said Lot 6, the following courses and distances to wit:

South 44°55'00" East, a distance of 67.50 feet to a 1/2" iron rod found;

chord bearing and distance of North 03°07'25" West, 93.43 feet;

of this survey are local surface coordinates derived from Frisco Monument 1.

Sinacola Commercial Properties, Ltd.. does herein certify the following:

1. The streets and alleys herein are dedicated for street and alley purposes.

placed upon, over or across the utility easements as shown, except that landscape

systems without the necessity at any time procuring permission from anyone.

egress, and regress in, along, upon and across said premises.

improvements may be place in landscape easements if approved by the City of Frisco.

6. Utility easements may also be used for the mutual use and accommodation of all public

said use by public utilities being subordinate to the public's and City of Frisco's use thereof.

9. All modifications to this document shall be by means of plat and approved by the City of

The undersigned covenants and agrees that the access easement(s) may be utilized by an

person or the general public for ingress and egress to other real property, and for the purposes of general public vehicular and pedestrian use and access, and for the Fire Department, Police

and emergency use in along, upon and across said premises, with the right and privilege at all

times of the City of Frisco, its agents, employees, workmen and representatives having ingress,

The undersigned covenants and agrees that he (they) shall construct upon the fire lane

easements, as dedicated and shown hereon, a hard surface paved in accordance with City

obstruction, including but not limited to the parking, loading, or unloading of motor vehicles,

trailers, boats, or other impediments to the access of fire apparatus. The maintenance of

owner, and the owner shall post and maintain signage in accordance to City standards in conspicuous places along the fire lanes, stating □Fire Lane, No Parking□ The Chief of Police or

his/her duly authorized representative is hereby authorized to cause such fire lanes and utility easements to be maintained free and unobstructed at all times for fire department and

standards and that he (they) shall maintain the same in a state of good repair at all times and

keep the same free and clear of any structures, fences, trees, shrubs, or other improvements or

utilities desiring to use or using the same unless the easement limits the use to particular utilities,

parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective

8. The City of Frisco and public utilities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective

and containing 107,737 square feet or 2.4733 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

corner of said Lot 6;

distances to wit:

encumbrances.

the purposes indicated on this plat.

systems in the easements.

emergency use.

easements caused by maintenance or repair.

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Michael Sinacola, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____DAY

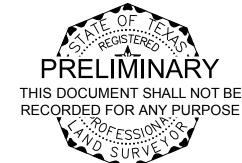
NOTARY PUBLIC in and for the STATE OF TEXAS

SURVEYORS CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

That I, Dana Brown, do hereby certify that I prepared this plat and the field notes made a part thereof from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the Subdivision Regulations of the City of Frisco, Texas.

Dana Brown Registered Professional Land Surveyor #5336 Kimley-Horn and Associates, Inc. 5750 Genesis Court, Suite 200 Frisco, Texas 75034 972-335-3580



THE STATE OF TEXAS §

COUNTY OF COLLIN §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Dana Brown, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____day of _

NOTARY PUBLIC in and for the STATE OF TEXAS

CERTIFICATE OF APPROVAL

APPROVED this the ____ day of _ , 2009 by the Planning and Zoning Commission of the City of Frisco, Texas.

PLANNING AND ZONING COMMISSION CHAIRPERSON

CITY ENGINEER

CITY SECRETARY

PLANNING DEPARTMENT

The reason for this replat is to add required easements

REPLAT **ELDORADO BUSINESS PARK USG ADDITION** BLOCK B LOT 6R

BEING 2.4733 ACRES OUT OF COLLIN COUNTY SCHOOL LAND SURVEY ABSTRACT NO. 152 CITY OF FRISCO, COLLIN COUNTY, TEXAS CITY OF FRISCO PROJECT # RP09--0003

APPLICANT Kimley-Horn and Associates, Ir 5750 Genesis Court, Suite 200 Frisco, Texas 75034 972-335-3580 Fax 972-335-3779

Contact : Dana Brown

Sinacola Commercial Properties. Ltd

10850 Research Road

Frisco, Texas 75034

Contact : Steve Scott

214-397-3900



and Associates, Inc. Tel. No. 972-335-3580

Fax No. 972-335-3779

DATE: March 30, 2009